

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
January 26, 2017

At a regular meeting of the Attica Township Planning Commission held on the 26th day of January, 2017, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Penzien at 7 p.m. The following members were PRESENT: Dave Penzien, Phil Madeline, Mark Ochadleus, Kent Gierman and Maureen Lemons. ABSENT: Two (Berry and Stockwell). ALSO PRESENT: Planner Jason Bibby, Planner Sheila Starks, Attorney Charlie Goike and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the November 17, 2016 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Lemons, seconded by Madeline to approve the November 17, 2016 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

PUBLIC HEARINGS: None

OLD BUSINESS:

1. **Medical Marijuana:** Planning Secretary Lemons stated that she, Supervisor Ochadleus and Co-Planning Coordinator Schultz had a meeting with Andy Shango of R.Y.O. Distribution and toured his facility at 1 Mountain Drive. Mr.Shango is proposing growing and processing medical marijuana at the site. Supervisor Ochadleus authorized the Planning Commission to develop an ordinance pertaining to medical marijuana to position the township to have an ordinance ready if the township decides to opt in to allowing the growing and processing of medical marijuana. Planner Bibby stated that he will draft an ordinance as information becomes available from the State of Michigan.
2. **Changes to A2Z Storage Facility Site Plan:** Supervisor Ochadleus reviewed the revised site plan for A2Z Storage.

MOTION by Gierman, seconded by Lemons to reject the revised site plan review submitted by Daniel Marquardt of A2Z Storage due to unapproved changes and to set a public hearing, contingent on the applicant formally submitting a revised site plan and paying the fees accordingly, for the February 23rd Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

NEW BUSINESS:

1. **Discuss Changes to the Sign Ordinance:** Planner Bibby conducted a signs workshop and discussed the Supreme Court Ruling stating that content-based sign regulations violate the First Amendment. Planner Bibby recommended reviewing the sign ordinance in its entirety (Section 5.7), and to make amendments to eliminate any unconstitutional content.

MOTION by Gierman, seconded by Lemons to set a Public Hearing for the February 23rd Planning Commission meeting to make necessary amendments to the sign ordinance. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

2. **Discuss the need for a Solar Farm Ordinance:** Secretary Lemons stated that she has received several calls regarding constructing solar farms in the township. Planner Bibby stated that he will draft an ordinance pertaining to solar farms and have it ready for the next meeting.

3. **Discuss Definitions 2.2 Access Property and Possible Corrections:**

Planning Secretary Lemons and Supervisor Ochadleus discussed an incident in the township which brought up the issue of access point in the ordinance. Section 2.2 of the ordinance allows key holing and Section 5.7 does not. Planner Bibby will work on the definition to disallow key holing.

MOTION by Lemons, seconded by Madeline to set a Public Hearing for the February 23rd Planning Commission meeting to make amendments to 2.2 Public Access of Property ordinance. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

4. **Set a public hearing for Conditional Rezoning of Greg Eastin's Property:** Planning Secretary Lemons advised the Planning Commission

that there was a pre-application conference with Greg Eastin, Supervisor Ochadleus, Planners Bibby and Starks, Planning Coordinators Lemons and Schultz and Attorney Charles Boike to discuss Mr. Eastin's Special Land Use for his company, Dryden Mold. Planning Secretary Lemons reviewed the history of Mr. Eastin's Special Land Use. Planner Bibby explained that he, Planner Birchler and Attorney Gildner have looked at the options and decided that conditional rezoning to light industrial is the best option. Planner Bibby reviewed the reasons for conditional rezoning and how it is implemented.

MOTION by Lemons, seconded by Gierman to set a Public Hearing for conditional rezoning of Greg Eastin's property located at 2998 Walker Road for the February 23rd Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

COMMUNICATIONS AND SECRETARY REPORT: None.

PLANNER'S REPORT: Planner Bibby stated that he recently attended a DNR workshop regarding park grants.

PUBLIC TIME: None.

ATTORNEY REPORT & CONSULTANTS REPORT:

- a) Attorney Boike discussed the state of Michigan's new marijuana legislation. Planning Chairman Penzien asked Attorney Boike the status of the ongoing problem with four wheelers
- b) Planning Chairman Penzien asked Attorney Boike the status of the ongoing problem with four wheelers on Reynolds Road. Attorney Boike stated that it is not presently an issue because of the weather.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Madeline to adjourn the meeting at 7:45 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary

